

BOARD OF DESIGN REVIEW MINUTES

May 11, 2000

CALL TO ORDER: Vice-Chairman Walter Lemon III called the meeting to order at 6:30 p.m. in the Beaverton City Hall Council Chambers at 4755 SW Griffith Drive

ROLL CALL: Present were Vice-Chairman Walter Lemon III, Board Members Hal Beighley, Renee Cannon, Anissa Crane, Monty Edberg and Stewart Straus. Chairman David Williams was excused.

Associate Planner Colin Cooper, AICP, and Recording Secretary Sandra Pearson represented staff.

VISITORS:

Vice-Chairman Lemon read the format for the meeting and asked if any member of the audience wished to address the Board on any non-agenda item.

SUSAN COOK, representing *Citizens for Community Involvement*, extended an invitation for Boardmembers to attend a seminar called “*Giving Ground at City Council and Commission Hearings*”, from 7:00 p.m. to 9:00 p.m. on Tuesday, June 6, 2000, in the City Council Chambers. She clarified that this is an attempt to assist individuals in preparing better presentations, adding that this seminar will include a “mock” Planning Commission Hearing, followed by a break into small groups in which citizens will hopefully be able to receive helpful responses to any questions they may have. She added that they would be happy to include any information members of the Board would like to relay to those who attend.

Mr. Lemon questioned whether notification of this seminar had been included in any of the neighborhood newsletters, and Ms. Cook assured him that flyers will be submitted to each NAC, adding that the NAC chairs had already been informed. She mentioned that approximately 40 citizens had participated in a similar seminar last November, observing that they are hoping for a good turnout this time as well, although they had never planned such a seminar in the evening in the past. On question, she informed Mr. Lemon that Megan in the Neighborhood Office could accept and forward any information to her for him. On question, she informed Ms. Crane that she would be happy to give her the one copy of this “draft” flyer at this time, emphasizing that it is incomplete and needing corrections at this time. Ms. Crane informed Ms. Cook that the Board will meet one more time prior to this seminar and that she could submit revised copies of the flyer at that meeting on Thursday, May 25, 2000.

NEW BUSINESS:**PUBLIC HEARINGS:**

Vice-Chairman Lemon opened the Public Hearing and read the format of the meeting. There were no disqualifications of Board Members. No one in the audience challenged the right of any Board Member to hear any agenda items or participate in the hearing or requested that the hearing be postponed to a later date. He asked if there were any ex parte contact, conflict of interest or disqualifications in any of the hearings on the agenda.

A. BDR 2000-0024 – FOUNTAIN COURT TYPE 3 DESIGN REVIEW:

The following land use application has been submitted for a 97-unit multi-family development subdivision, which includes building, landscaping, parking lot, street and lighting to be located west of SW Springbrook Avenue on SW Barrows Road. The site is identified as Washington County Assessor's Map 1S1-33CC, Tax Lots 100 (currently zoned Town Center/High Density Residential – TC-HDR) and 200 (currently zoned Town Center/Medium Density Residential – TC-MDR).

Associate Planner Colin Cooper observed that the applicant had requested that the Public Hearing for this application be continued indefinitely.

Mr. Beighley **MOVED** and Mr. Straus **SECONDED** a motion that BDR 2000-0024 – Fountain Court Type 3 Design Review be continued indefinitely.

Motion **CARRIED** unanimously.

B. BDR 2000-0023 – SCHOLLS POINT TOWNHOMES TYPE 3 DESIGN REVIEW:

The following land use application has been submitted for a 93-unit attached single-family residential townhome development to include new buildings, streets, parking, sidewalks and associated landscaping on approximately 11 acres of land located south of Scholls Ferry Road and west of Barrows Road. The development proposal is located on Assessor's Map 1S1-33CA, on Tax Lots 1400, 1500, 1600 and 1800. The site is approximately 11.04 acres in size and is zoned Urban Medium Density (R-2).

Mr. Cooper presented the Staff Report and observed that this proposal for 93 single-family townhomes on an 11-acre site is located at the southwest corner of SW Davies Road and SW Scholls Ferry Road, and extends across and has a southern border with SW Barrows Road. He mentioned that Summer Creek and several small tributaries roughly bisect the site, which is a major feature of the site. He pointed out that the applicant's proposal exceeds the required minimum density, and described the adjacent natural resources and the building design that features 93 units within 21 buildings. He highlighted improvements proposed by the applicant, including a private street through the site with direct access to the

units, noting that this design is similar to the previous design of Magnolia Green, which is a Polygon Northwest project. He noted that staff feels that this is an attractive project, emphasizing that the applicant has met all standards and resolved all major issues, including the wetland buffer area and road improvements. He discussed a memo distributed tonight concerning attachments to Exhibit 5 and Exhibit 6 of the Staff Report. He noted that staff is recommending several additional conditions, including: 1) Condition No. 25, providing for a 6-foot black nylon coated cyclone fence along an adjoining property; 2) Condition No. 26, providing for the light fixtures on both the front and back of each unit; and 3) Condition No. 27, providing for the consolidation of four tax lots, Tax Lots 1400, 1500, 1600 and 1800, into two tax lot prior to the issuance of the Site Development Permit.

Mr. Lemon referred to Condition No. 27, and Mr. Cooper mentioned that the Stovers have Tax Lot 1700, adding that this will necessitate a Lot Line Adjustment (LLA), which will result in streamlining the process.

APPLICANT:

FRED GAST, 2700 NE Andresen, Vancouver, WA 98661, representing Polygon Northwest, Inc., discussed efforts at creating the best possible development for this project, noting that although there had been only one neighborhood meeting for this project, this meeting had provided valuable information that had been incorporated into the project. He displayed illustrations of the proposal and discussed the overall development concept for this development, including: 1) the external criteria; 2) the internal criteria; and 3) product type for the site. He explained that the end result had been a community of 93 "For Sale" townhomes within an attractive environment for future homeowners. He discussed concern for the density for the development, emphasizing that there had been every attempt not to push the limits of the wetlands.

MIKE MILLER, 104 Ninth Avenue, Vancouver, WA 95660, representing MGH Associates, described the site plan for the development, noting that the three major issues are: 1) the site; 2) the market; and 3) the code. He mentioned that their main objective had been to create an environmentally sensitive development, observing that the colors of the individual units are earth tones and emphasizing that over 70% of the site will be retained as open space. He discussed the chain mesh fencing between the buildings, adding that the back yards had been eliminated, creating less encroachment than initially proposed. He discussed efforts at creating a nice entry to the development, with an emphasis on Summer Creek, as well as attempts to make this private street appear to be like a public street, with street trees and sidewalks on both sides. Noting that the minimum density for the site is 72 units, while the maximum is 249 units, he mentioned that all these townhomes are for sale units with two stories over parking, and emphasized that the applicant has met or exceeded every element of

the code. Although the wetland buffer zone is only 25 feet, the average will actually be greater than 40 feet. Over 50% of the trees on the site will be preserved, and 255 parking spaces (approximately 2-3/4 spaces per unit) will be available. He discussed the six different varieties of street trees, including lindens and alcorns, as well as screen trees, which will include Ponderosa Pine and Western Red Cedar. Extensive planting is planned in the open spaces (willows and tupelos) to go with the existing trees that will be preserved. He emphasized that staff has determined that the plan complies with applicable criteria, adding that the applicant has also complied with the code, the site and the current market.

Mr. Gast described the architecture proposed for the development, highlighting that these are two and three bedroom units, including a two-car attached garage. He discussed the low-maintenance materials, adding that this is a great factor in maintaining the affordability, as well as attractiveness, over time, of the units, creating far less maintenance for the homeowners. He provided samples of siding textures and shingles and discussed individual features, including gabled hips and dormers on the roof lines, and the proposed color scheme, which includes earth tones to accent the natural environment of the site. He emphasized that the development will preserve nearly 50% of the trees currently on the site, 100% of the wetlands and 100% of the floodplain. He pointed out that the proposed enhancement program provides for more than 10 times what is required, including 825 new shrubs and 165 native trees. Observing that this concludes the applicant's presentation, he commented that both Mr. Miller and himself are available to respond to questions and comments at this time.

Observing that there appears to be only one available color scheme for all 21 buildings, Ms. Crane questioned whether the applicant had considered any alternate color schemes. Pointing out that the applicant's standard practice provided for one product type for less than 100 units, Mr. Gast informed Ms. Crane that the applicant had provided an alternate color scheme for the Board of Design Review and displayed the color board for review. Ms. Crane expressed appreciation to Mr. Gast for this alternate proposal.

Mr. Lemon mentioned that he had observed no plan for connecting the path between two connecting developments, although there is not a second development at this time. Mr. Gast informed him that although an existing bridge does exist, he would prefer not to use it himself, adding that the Division of State Lands generally opposes pedestrian connections over the wetland areas.

Mr. Lemon mentioned that fences along borders might provide assistance with keeping dogs, cats and children from migrating into the wetlands. Mr. Miller informed him that existing thorny screening shrubs should discourage children and pets from entering these areas. Mr. Gast clarified that the units that do surround the wetlands do not include ground floor doors, adding that there is no direct access from development area into resource area. He informed Mr. Lemon that viewing of the wetlands is available only from raised decks.

Mr. Lemon mentioned street improvements, and Mr. Gast illustrated the proposed improvements, noting that the applicant is required to provide improvements according to the local standards, which includes curbs, gutters and sidewalks. He noted that at some future point, once Davies is fully connected, the connection to Barrows Road would disappear. Mr. Lemon questioned whether this consists of a full half-street improvement, and Mr. Gast assured him that improvements would meet local standards.

Mr. Straus questioned whether the applicant had attempted to acquire the parcel to the east of the development, observing that this particular parcel appears isolated. Mr. Gast explained that although this had been considered originally, their wetland biologist had determined that this particular parcel was fairly inundated with the wetlands and the floodplain. Mr. Straus noted that a friend of his whom had owned this parcel had proposed a restaurant at one point, expressing his opinion that this would not be feasible without locating the restaurant on stilts.

Mr. Edberg mentioned a letter from Tri-Met regarding a bus shelter, and requested clarification of how this relates to access into the development. Mr. Gast observed that this had been an issue during the Facilities Review process, emphasizing that the applicant prefers to work with Tri-Met as much as possible. Mr. Miller pointed out the proposed pedestrian connection on the illustrations, explaining the connection with access to the bus shelter.

Mr. Gast commented that Mr. Cooper had informed him of a letter received from a neighbor concerning the fence, emphasizing that the applicant is agreeable to their request.

PUBLIC TESTIMONY:

This being the time for public comment on the Public Hearing, it was observed that no one appeared to testify at this time.

Mr. Cooper mentioned that the construction of the Tri-Met bus stop is included in the Facilities Review Conditions.

The public comment portion of the Public Hearing was closed.

Ms. Cannon **MOVED** and Mr. Beighley **SECONDED** a motion to approve BDR 2000-0023 – Scholls Point Townhomes Type 3 Design Review, based upon the testimony, reports and exhibits presented during the public hearing on the matter and upon the background facts, findings and conclusions found in the Staff Report dated May 11, 2000, including Conditions of Approval Nos. 1 through 26, with additional conditions, as follows:

27. The applicant shall consolidate four tax lots into three tax lots prior to the issuance of an occupancy permit as required to accommodate dedication

of wetland area to the Tualatin Hills Park and Recreation District without minor partitioning.

28. Color schemes "A" and "B" as shown on the color boards shall be installed. Color scheme "B" shall be installed on Units 2, 5, 7, 9, 11, 12, 14, 15, 17, 19 and 21. Color scheme "A" shall be installed on Units 1, 3, 4, 6, 8, 10, 13, 16, 18 and 20.

Motion **CARRIED** unanimously.

APPROVAL OF MINUTES:

The minutes of April 27, 2000, as written, were submitted. Chairman Williams asked if there were any changes or corrections. Mr. Beighley **MOVED** and Ms. Crane **SECONDED** a motion that the minutes be adopted as written and submitted.

The question was called and the motion **CARRIED** unanimously, with the exception of Mr. Straus, who abstained from voting on this issue.

On question, Mr. Cooper informed Ms. Cannon that while the Public Hearing for the Haggen Store/Sexton Place Townhomes is scheduled for May 25, 2000, they would be continued to June 8, 2000.

MISCELLANEOUS BUSINESS:

The meeting adjourned at 7:15 p.m.